

City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Regular Meeting ~ Thursday, January 15, 2026 | 6:00 p.m.  
Meeting Minutes

**CALL TO ORDER**

Mary Bertram, Co-Chair, called the meeting to order at 6:03 p.m.

**ROLL CALL**

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Matt Modlin	Absent	Shannon Dupree	Present
Seth Howerton	Present	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present
David Badgley	Absent		

**OTHERS IN ATTENDANCE**

Shawna Davis, City Administrator  
Jenny Neel, Community Development Coordinator

**PUBLIC IN ATTENDANCE**

Hannah Spaar, The Odessan  
Mike Plachte  
Bruce Whitsitt  
James Townsend  
Marty McDermed  
Robert Levy  
Zachary Raines  
Kaleonahe Raines  
Michael Poggemeier

**PUBLIC HEARING – REZONING/ RZ-01-2026 / PARCEL # 23-1.0-02-1-000-026.010 / 1.48 +/- ACRES / 8<sup>th</sup> STREET & MASON / R-1 to R-2**

Open: 6:05 p.m.

Close: 6:17 p.m.

**Staff Presentation**

The staff report includes the rezoning application, location map, survey, affidavit of publication, 185' letter to neighbors and addresses of neighbors.

Staff recommends approval of the rezoning due to its close proximity to R-2.

**Applicant Presentation**

The applicant, Jason Weatherman, explained that there will be a driveway there whether it is R-1 or R-2 and he doesn't think there will be issues with traffic. He also suggested that it would have to go through planning to promote erosion control.

**Speakers Opposed – no one spoke in favor**

Concerns: The commission already changed this property from R-2 to R-1, water runoff issues, grass not being mowed, and does not abut R-2.

Marty McDermed – 316 Dyer Street

James Townsend – 203 S. 8<sup>th</sup> Street

Robert Levy – 815 W. Dryden Street

**NEW BUSINESS**

**REZONING/ RZ-01-2026 / PARCEL # 23-1.0-02-1-000-026.010 / 1.48 +/- ACRES / 8<sup>th</sup> STREET & MASON / R-1 to R-2**

Hunt suggested that the homeowners don't want the change. Bertram stated that it was already changed from R-2 to R-1 to make it more cohesive. Howerton felt he didn't have enough information.

Motion was made by Commissioner Howerton, to deny the recommendation of REZONING/RZ-01-2026, seconded by Commissioner Hunt, and carried with the following vote:

Roll call vote as follows:

Mary Bertram	Aye
Steve Nance	Aye
Seth Howerton	Aye
Bill Hunt	Aye
Shannon Dupree	Abstain
Matt Modlin	Absent
David Badgley	Absent

Motion carried to **DENY** 4-Ayes, 0-Noes.

**REPLAT / RP-01-2026 / PARCEL # 22-3.0-06-0-000-032.000 / LOT 1 / LOT 2 / ASHER MEADOWS / 510 E. ORCHARD STREET**

**Staff Presentation**

The staff report includes the replat application, location map and survey.

Staff recommends approval of the proposed replat since it will not create adverse impacts on adjacent properties.

Applicant Presentation

None

Discussion

Commissioner Howerton asked if it would meet our code to build on. Commissioner Hunt wondered if the neighbor to the left would like a house that close. Commissioner Dupree had concerns about tiny houses. Commissioner Bertram reminded the commission that their concern is whether or not it meets the criteria. Davis said that if passed, the next step would be a plan review for the site (reviewed by our engineers) and a building plan review by the inspection company to make sure it meets all setbacks and code requirements.

Motion was made by Commissioner Nance to recommend REPLAT/RP-01-2026, seconded by Commissioner Hunt, and carried with the following vote:

Mary Bertram	Aye
Steve Nance	Aye
Seth Howerton	No
Bill Hunt	Aye
Shannon Dupree	Aye
Matt Modlin	Absent
David Badgley	Absent

Motion carried to **RECOMMEND** 4-Ayes, 1-No.

**OLD BUSINESS**

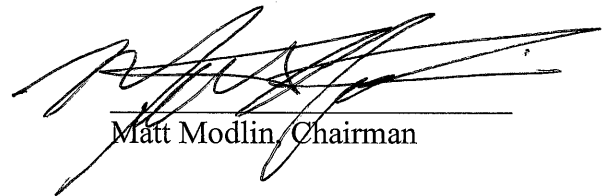
Continued Zoning Workshop

**ADJOURN**

With no further business to come before the commission, a motion was made by Commissioner Hunt, seconded by Commissioner Dupree, to adjourn the meeting at 7:39 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

2/19/2026

  
Matt Modlin, Chairman

ATTEST

  
Jenny Neel, Recording Secretary